

ZB# 78-21

Townsend & Husted

65-1-47

78-21 - Townsend / Husted - trailer addition - use variance

Public Hearing

8 p.m. - Aug. 14, 1978

Decision

needed

297-5349

Chel to J.C. -

8/15/78

# GENERAL RECEIPT

3777

TOWN OF NEW WINDSOR  
555 Union Avenue  
New Windsor, N. Y. 12550

RECEIVED OF Townsend / Husted Husted Aug 15 19 78  
Fifty and 00/100 \$ 50.00  
DOLLARS

FOR 78-21 (Variance App)

DISTRIBUTION:

FUND	CODE	AMOUNT
50.00		
ck.		

BY Charlotte Mascantonia  
Deputy  
TITLE

1

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

-----X

In the Matter of the Application of  
DWIGHT TOWNSEND and JAMES HUSTED  
Application #78-21.

-----X

APPLICATION GRANTING  
USE VARIANCE AND  
SPECIAL PERMIT

WHEREAS, DWIGHT TOWNSEND and JAMES HUSTED of 14 Fenmore Drive, Wappingers Falls, New York, have made application for use variance and special permit to permit additional mobile homes to be located at their mobile home park on Riley Road, Town of New Windsor in an R-4A zone; and

WHEREAS, the applicants seek to expand their present mobile home park by 2 mobile homes; and

WHEREAS, a public hearing was held on the 14th day of August, 1978 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the applicants appeared before the Zoning Board of Appeals and represented themselves; and

WHEREAS, there was no opposition to the application before the Board; and

WHEREAS, the Zoning Board of Appeals makes the following findings of fact in this matter:

1. The notice of the public hearing was duly sent to residents and businesses as prescribed by law and published in The Evening News, also as required by law.

2. The evidence showed that it was necessary for the owners to expand their park in order to provide sufficient income to repair the park and keep it in attractive condition so that it would not constitute an



eyesore or detract from the neighborhood.

3. The evidence shows that the variance sought will not change the general character of the neighborhood which is residential.

4. The present non-conforming use of a trailer park does not seriously detract from the neighborhood in expansion of the trailer park by two (2) trailers will not cause any additional impact to the neighborhood.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. That although the applicants applied for a variance to construct three (3) additional mobile home sites, the provisions of Section 27-a 11 of the Code of the Town of New Windsor prohibit the Zoning Board of Appeals from granting a variance for more than two (2) additional sites and therefore the application is considered only for the granting of two (2) sites and not for three (3).

2. That the land will not yield a reasonable return unless the variance is granted.

3. The the plight of the applicants is due to the unique circumstances of the pre-existing mobile home park.

4. The proposed use will not alter the essential character of the neighborhood immediately adjacent to it nor impair the character or use of the pre-existing mobile home park since it is residential in character.

5. That the proposed use will not reqrite the Zoning Local Law.

6. That the proposed use is not a self-created hardship.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor grant a use variance and special use permit to DWIGHT TOWNSEND and JAMES HUSTED for the expansion of their present mobile home park by

two (2) mobile homes in accordance with Section 27-a 11 of the Mobile Home Law.

BE IT FURTHER,

RESOLVED that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicants.

Dated: October 23, 1978.

  
Chairman

C. The Building Inspector and the Sanitary Inspector shall have the power to inspect the register containing a record of all residents of the mobile home park.

§ 27A-10. Revocation of permits.

Any permit for a mobile home park may be revoked when it is found to be in violation of this local law.

A. Should the Building Inspector or the Sanitary Inspector find that conditions exist which are in violation of any provision of this local law, he shall give notice in writing to the permittee that unless such conditions or practices are corrected within ten (10) days, the permit shall/may be revoked.

B. If at the end of ten (10) days, a further inspection reveals that the conditions or practices have not been corrected, the Building Inspector shall/may then revoke the permit and give notice of such suspension in writing to the permittee. Upon notice of revocation, the permittee shall cease operation of the mobile home park.

§ 27A-11. Existing parks.

Mobile home parks operating prior to the effective date of this local law may continue to operate, provided that at the end of the first year they apply for a permit to operate, and submit plans for review and approval of existing trailer park. Renewal permits may be issued to such parks one (1) year after adoption of this local law and shall file with the Planning Board plans of the proposed revisions of said trailer park. Said revisions must comply with all provisions of this local law where possible. Variances of no greater than fifty percent (50%) may be approved by the Planning Board and Zoning Board of Appeals

if extreme hardship is proved after the Planning Board has received approval of the Zoning Board of Appeals. Each existing park shall then be set on a schedule by the Planning Board to complete revisions and be given five (5) years to complete said revisions. These restrictions are not intended to reduce the number of sites in preexisting parks.

**§ 27A-12. Appeals.**

A. Petition. Any person affected by any notice which has been issued in connection with the enforcement of any provision of this local law, or of any regulation adopted pursuant thereto, may request and shall be granted a hearing on the matter before the Town Board, provided that such person shall file in the office of the Town Clerk a written petition requesting such hearing and setting forth a brief statement of grounds therefor within ten (10) days after the notice was served. The filing of the request for a hearing shall operate as a stay of the notice and the suspension, except in the case of an order issued under emergencies. Upon receipt of such petition, the Town Board shall set a time and place for such hearing and shall give the petitioner written notice thereof.

B. Hearing. At such hearing the petitioner shall be given an opportunity to be heard and to show why such notice should be modified or withdrawn. The hearing shall be commenced not later than ten (10) days after the day on which the petition was filed, provided that upon application of the petitioner the Town Board may postpone the date of the hearing for a reasonable time beyond such ten-day period when in the judgment of the Town Board the petitioner has submitted good and sufficient reasons for such postponement.

TOWN OF NEW WINDSOR  
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

78-21  
(Number)

7/31/78  
(Date)

I. Applicant information:

- DWIGHT TOWNSEND + JAMES HUSTED  
14 FENMORE DRIVE 297-5349
- (a) WAPPINGERS FALLS, N.Y. 12590  
(Name, address and phone of Applicant)
- (b) N.A.  
(Name, address and phone of purchaser or lessee)
- (c) N.A.  
(Name, address and phone of attorney)
- (d) N.A.  
(Name, address and phone of broker)

II. Application type:

- ☒ Use variance  
☐ Area variance  
☐ Sign variance  
☒ Special permit

III. Property information:

- (a) R4A RILEY ROAD 12550 65 1 47 8 1/2 ACRE  
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? N.A.
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 2/24/78
- (e) Has property been subdivided previously? NO When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? — If so, when —
- (h) Is there any outside charges of the \_\_\_\_\_

2/31/78  
(Date)

I. Applicant information:

- DWIGHT TOWNSEND & JAMES HUSTED 297-5349  
14 FENMORE DRIVE
- (a) WAPPINGERS FALLS, N.Y. 12590  
(Name, address and phone of Applicant)
- (b) N.A.  
(Name, address and phone of purchaser or lessee)
- (c) N.A.  
(Name, address and phone of attorney)
- (d) N.A.  
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(Zone) (Address) (N B L) (Lot size)
- (b) What other zones lie within 500 ft.? N.A.
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 2/24/78
- (e) Has property been subdivided previously? NO When? \_\_\_\_\_
- (f) Has property been subject of variance or special permit previously? NO When? \_\_\_\_\_
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? - If so, when -
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. NO

☐ IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section 48.9, Table USE REGULATION Column A & B, to allow

(Describe proposed use)

SEE ATTACHED DRAWINGS.

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

SEE ATTACHED SCHEDULE "A"

☐ V. Area variance: N.A.

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yard		
Reqd. Side Yards	<u>1</u>	<u>1</u>
Reqd. Rear Yard		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %		
Floor Area Ratio**		

\* Residential districts only

\*\* Non-residential districts only

(Proposed use)

SEE ATTACHED DRAWINGS.

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

SEE ATTACHED SCHEDULE "A"



V.

Area variance: N.A.

- (a) Area variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yard		
Reqd. Side Yards	<u>1</u>	<u>1</u>
Reqd. Rear Yard		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %	%	%
Floor Area Ratio**		

\* Residential districts only

\*\* Non-residential districts only



- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

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VI.

Sign Variance: N.A.

- (a) Variance requested from New Windsor Zoning Local Law, Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
<hr/>			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

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- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

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VI. Sign Variance: N.A.

(a) Variance requested from New Windsor Zoning Local Law,  
Section \_\_\_\_\_, Table \_\_\_\_\_, Column \_\_\_\_\_.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a  
variance, and set forth your reasons for requiring  
extra or oversize signs.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(c) What is total area in square feet of all signs on premises including  
signs on windows, face of building, and free-standing signs?

\_\_\_\_\_



## VII. Special Permit:

- (a) Special permit requested under New Windsor Zoning Local Law, Section 48-9, Table <sup>USE</sup>REGS., Column A + B.
- (b) Describe in detail the use and structures proposed for the special permit.

SEE ATTACHED DRAWINGS &  
SCHEDULE "A"



## VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

SEE ATTACHED SCHEDULE "A"



## IX. Attachments required:

\_\_\_ Copy of letter of referral from Building and Zoning Inspector.

NA Copy of contract of sale, lease or franchise agreement.

\_\_\_ Copy of tax map showing adjacent properties

\_\_\_ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.

NA Copy(ies) of sign(s) with dimensions.

\_\_\_ Check in amount of \$ \_\_\_\_\_ payable to Town of New Windsor.

Photos of existing premises attached

- (b) Describe in detail the use and structures proposed for the special permit.

SEE ATTACHED DRAWINGS &  
SCHEDULE "A"



VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

SEE ATTACHED SCHEDULE "A"



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NA Copy(ies) of sign(s) with dimensions.

\_\_\_ Check in amount of \$\_\_\_\_\_ payable to Town of New Windsor.

Photos of existing premises which show all present signs and landscaping.

All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.

\_\_\_ Other

(Official Use Only)

X. AFFIDAVIT.

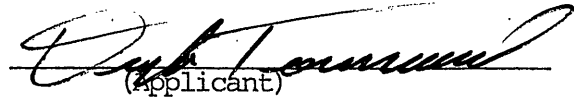
Date 7/31/78

STATE OF NEW YORK)

) SS.:

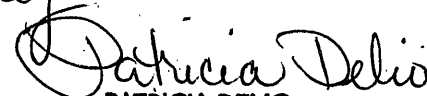
COUNTY OF ORANGE )

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

  
(Applicant)

Sworn to before me this

31st day of July, 1978.

  
PATRICIA DELIO  
Notary Public, State of New York  
Appointed in Orange County  
My Commission expires Mar. 30, 1982

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_
- (c) Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW  
WHICH WILL BE ADOPTED BY RESO-

COUNTY OF ORANGE )

Ch. T. ...  
(Applicant)

31st day of July, 1978.

XI. ZBA Action:

- (a) Public Hearing date \_\_\_\_\_
- (b) Variance is \_\_\_\_\_
- (c) Special Permit is \_\_\_\_\_
- (c) Conditions and safeguards \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

## SCHEDULE A

### IV B

Two mobile homes sites are located extremely close to property owned by Mr. & Mrs. Charles Wygant. The area is also very wet during the spring, causing settlement in the piers supporting the mobile homes. The only apparent way to alleviate this problem is to move the sites.

### VIII Additional comments:

The following are the improvements that we are offering

- A) Plant white pine or spruce trees to screen property from neighbors view.
- B) Improve road and drainage according to submitted drawings.
- C) Install central sewer to all mobile home sites and the house.
- D) Construct concrete foundations and patios for all mobile home sites.
- E) Install underground electric to all sites.
- F) Install lighting if deemed necessary.
- G) No signs are being requested.
- H) The cost to implement these improvements is estimated to be \$15,000 to \$20,000. To make the project fiesable we are requesting permission to construct three additional sites as per our submitted drawings.

(914) 565-8550

555 Union Avenue  
New Windsor, N. Y.  
August 15, 1978

Messrs. Dwight Townsend and  
James Husted  
14 Fenmore Drive  
Wappingers Falls, N.Y. 12590

RE: APPLICATION FOR USE VARIANCE BEFORE  
NEW WINDSOR ZONING BOARD OF APPEALS  
#78-21

Dear Messrs. Townsend and Husted:

This is to confirm that the above application for a use  
variance was granted in part as follows:

The Zoning Board of Appeals may grant only 50%  
additional trailers on property located on  
Riley Road in the Town of New Windsor. There-  
fore you may increase your trailer park by two  
(2) trailers in accordance with Section 27-a 11  
of the Zoning Local Law of the Town of New  
Windsor. The proposal before the Board at the public  
hearing held on August 14, 1978 was for an increase  
of three (3) additional trailers.

Very truly yours,

PATRICIA DELIO, Secretary

/pd

cc: Howard Collett, Bldg/Zoning Inspector  
Town Planning Board



8/14/78 - Public Hearing - Townsend/Husted 8 p.m.

Name:

Address:

Dick Townsend

14 FENMORE DR.

WAPPINGERS FALLS, N.Y.

James Husted

Stonekill Rd.

Wappingers Falls, N.Y. 12590

no objection

Charles K. Wapner

Riley Rd New Windsor, N.Y.

adjacent  
property

Bertil Tabor

RD-2 Riley Rd New Windsor

Mary Finner

RD-2 Riley Rd New Windsor N.Y.

no objection

Frank Mandate

RD-2 Riley Rd New Windsor N.Y.

(no objections)



JUL 31 1978

OFFICE OF THE BUILDING & ZONING INSPECTOR  
TOWN OF NEW WINDSOR

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Howard R. Collett  
555 Union Avenue  
New Windsor, New York 12550

July 31, 1978

Dwight Townsend  
14 Fenmore Drive  
Wappingers Falls, N. Y. 12590

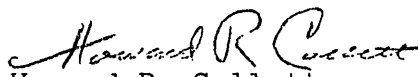
Dear Sir:

Prior to issuing permits to relocate two (2) mobile homes on your Riley Road property, I would like to refer you to the Zoning Board of Appeals for the proposed extension of your mobile home park. As you know, the park has a pre-existing non-conforming use.

Any proposed extension to a mobile home park is subject to a special permit from the Zoning Board of Appeals and site approval by the Planning Board.

The Planning Board would require a site plan prepared by a professional engineer.

Yours truly,

  
Howard R. Collett  
Bldg./Zoning Inspector

HRC/mfb  
cc: Zoning Board Appeals

July 27, 1978

Dwight Townsend & James Husted  
14 Fenmore Drive  
Wappingers Falls, New York 12590

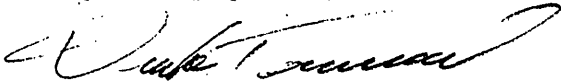
Mr. Howard Collett, Building Inspector  
Town of New Windsor  
555 Union Avenue  
New Windsor, New York 12550

Dear Mr. Collett:

This letter is to request a building permit to move two mobile home sites and construct three additional sites as per our discussion in May, on our property located on Riley Road in the Town of New Windsor, as per the enclosed sketch.

Kindly advise us as soon as possible of your decision.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Dwight Townsend", written in dark ink.

Dwight Townsend

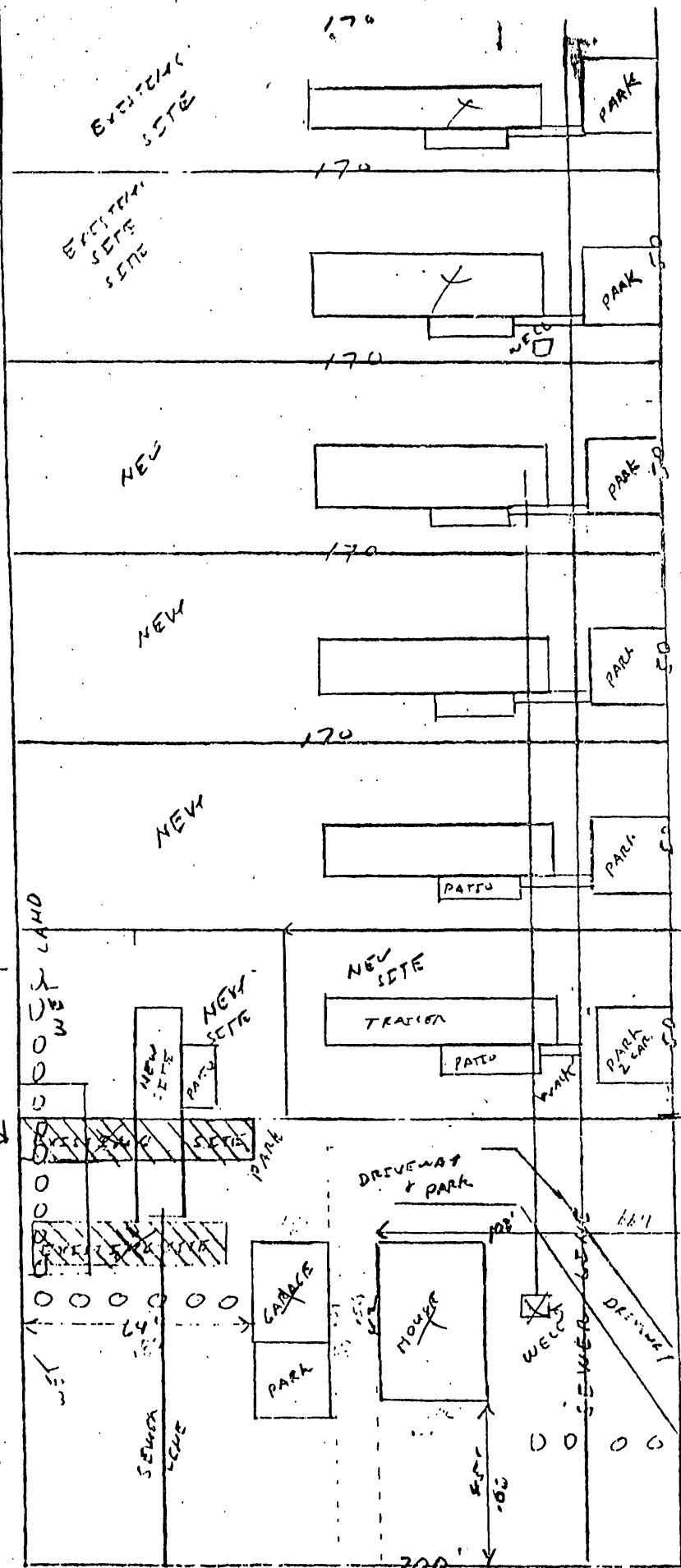
(+) Existing

DOUBLE  
SPLIT MAP

WOODS

W/PLANT

UNDERGROUND  
ELECT -



ROAD  
8' SHARK

2" ITEM V

TREE  
VINEY  
OR  
SPRUCE  
4" - 5"

16.16

100'

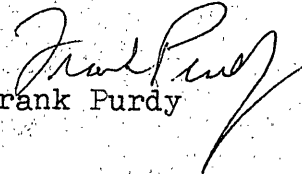
Aug. 14, 1978

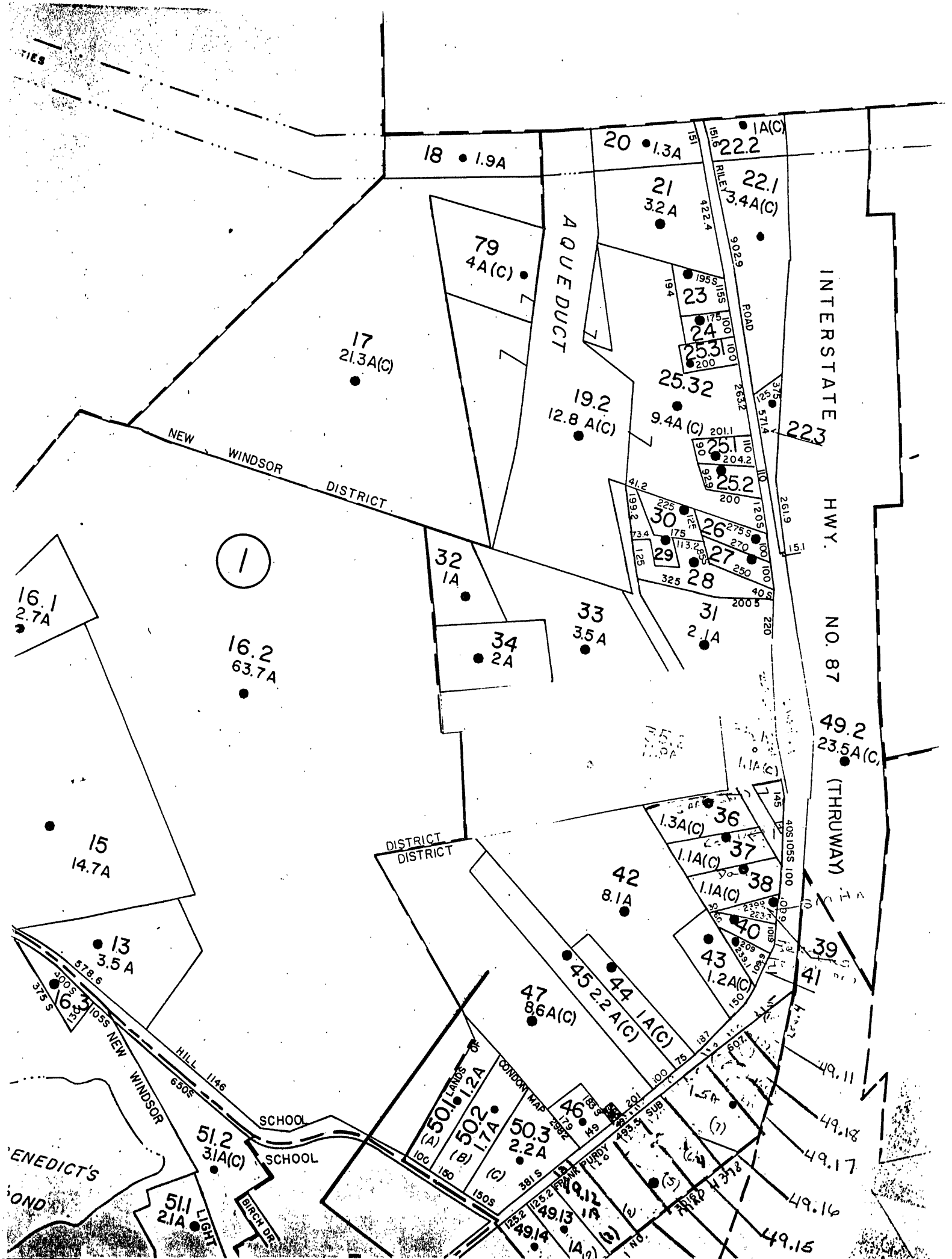
To: New Windsor Zoning Board of Appeals  
From: Frank Purdy, Riley Road, New Windsor  
Re: Request for additional trailer sites on Husted property

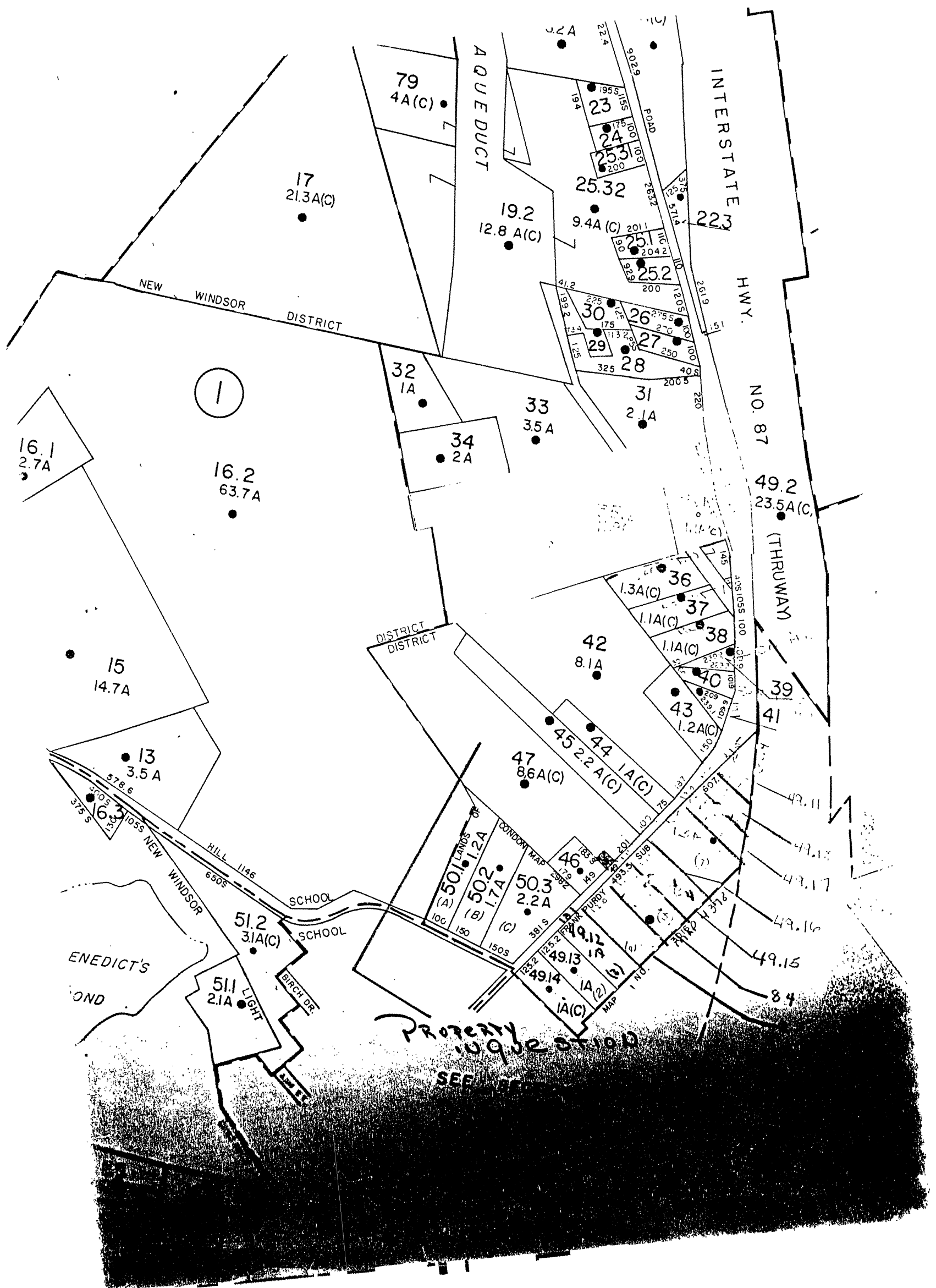
I have no objections to the additional trailer sites being proposed on Riley Road. My property is directly across the street from the property in question. Mr. Husted's plans to improve the property will be beneficial to all his neighbors.

I would like to remind the Board of the tremendous tax burden that the Town of New Windsor has placed on the residents of sewer district #19. I hope you take into consideration the amount of taxes that Mr. Husted pays and his need for the additional sites.

Respectfully,

  
Frank Purdy





**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**



(914) 565-8550

July 25, 1978

Mr. Dwight Townsend  
Husted & Townsend  
14 Fenmore Drive  
Wappingers Falls, N. Y. 12590

RE: APPEARANCE BEFORE ZONING BOARD OF APPEALS  
Request of Use Variance #78-21

Dear Mr. Townsend:

In accordance with our telephone conversation of this date, enclosed please find the necessary application and public hearing notice for preparation of a public hearing before the ZBA.

However, it is imperative for you to contact the Zoning Inspector, Howard Collett, before I can go ahead and schedule your hearing. If you recall, the members of the ZBA voted by motion to schedule the hearing pending your receipt of a formal denial from the Zoning Inspector.

Please contact Mr. Collett at 56 5-8807 as soon as possible.

Thank you.

Very truly yours,

PATRICIA DELIO, Secretary  
New Windsor Zoning Board of Appeals

/pd

cc: Howard Collett, Bldg./Zoning Inspector  
Town of New Windsor

PUBLIC NOTICE OF HEARING BEFORE  
ZONING BOARD OF APPEALS  
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the  
TOWN OF NEW WINDSOR, New York will hold a Public Hearing  
pursuant to Section 48-33A of the Zoning Ordinance on the  
following proposition:

Appeal No. 21

Request of DWIGHT TOWNSEND and JAMES HUSTED

for a VARIANCE and SPECIAL USE PERMIT of  
the regulations of the Zoning Ordinance, to permit  
the extension of a pre-existing trailer park

being a VARIANCE & SPECIAL USE PERMIT of

Section 48-9 - Table of Use Regulations - Cols. A & B  
for property situated as follows:

Riley Road, Town of  
New Windsor, New York (across from property  
now or formerly of Frank Purdy).

SAID HEARING will take place on the 14th day of August, 19 78,  
at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.  
beginning at 8 o'clock P. M.

MARK STORTECKY  
Chairman

ZONING BOARD OF APPEALS

July 10, 1978

Agenda:

7:30 p.m. - Roll Call

Motion to accept minutes of the June 26, 1978.  
Meeting as written.

Preliminary Meeting:

- Sec. 48-9 - Table of Use Regs.  
Col. - A & B.  
Zone - R4-A -  
use variance needed. R-4A  
Public Hearing?  
Aug. 14th 8:15 p.m. -*
1. Dwight Townsend and Jim Husted - Proposal of a trailer park on Riley Road.
  2. *Mr. John Maher - Erecting Block storage building w/o permit.  
needs 8 ft. rear  
yard variance Aug. 14 - 8:15 p.m. -*

Public Hearing:

8 p.m. - Application for sign area variance of HERBERT SLEPOY and SAMBO'S  
RESTAURANTS, INC.

*Granted - 196 sq. ft. sign variance*

Motion to accept formal decisions:

- to Aug. 14 meeting*
- (1) Richard Sarnowski denial
  - (2) Monarch Metals approval

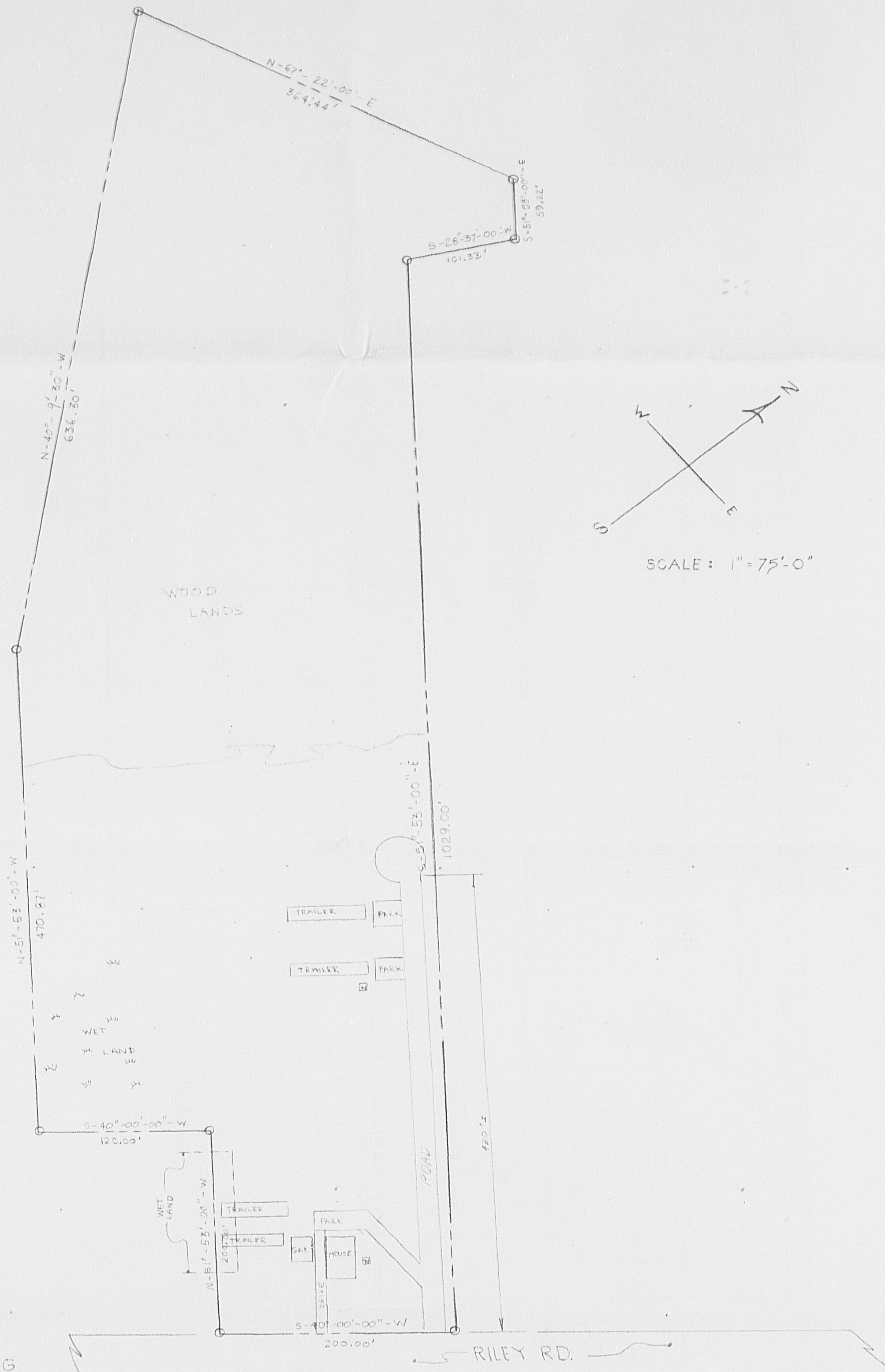
*no quorum -  
to vote on  
decisions.*

Discussion period.

Adjournment.

Pat 565-8550 (office)  
562-7107 (home)





# NOTES

- PLOT, AS SHOWN, IS EXISTING PLOT. PROPOSED ALTERATIONS FOLLOW ON SHEETS 2 & 3
- ☒ WELL
- ALL LOCATIONS APPROX.

HUSTED & TOWNSEND PROPERTIES

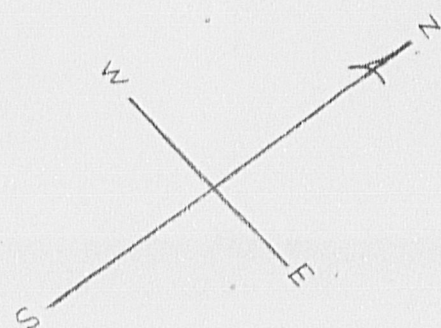
PROPERTY LOCATION:  
RILEY RD., R.D. #2, NEW WINDSOR, N.Y.

PROPOSED ALTERATIONS

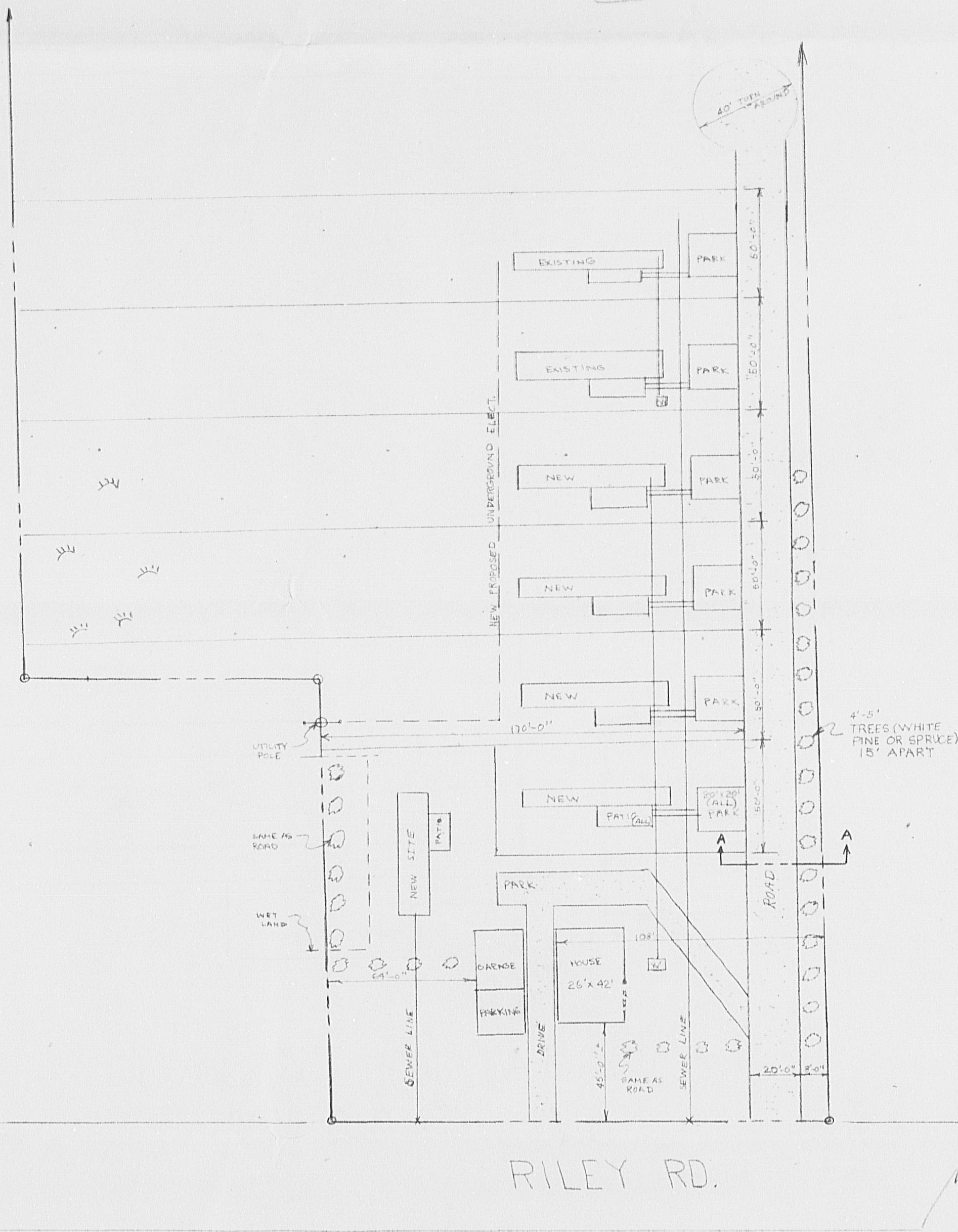
DATE: 6/10/78 DRAWN BY: *HY* DR. NO. 1 OF 3



WOOD LANDS



SCALE: 1" = 40'-0"



# NOTES

- WELL
- SEE DETAIL X FOR SITE PADS LAYOUT
- SEE SECTION A FOR ROAD CONST.



HUSTED & TOWNSEND PROPERTIES

PROPERTY LOCATION:

RILEY RD., R.D. #2, NEW WINDSOR, N.Y.

PROPOSED ALTERATIONS

DATE:

6/10/78

DRAWN BY:

R.Y.

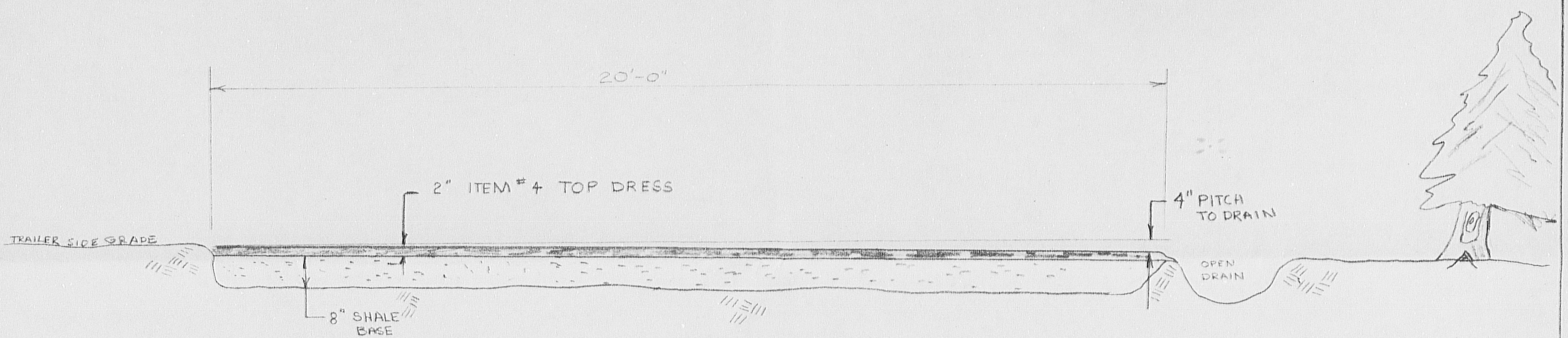
DR. NO.

2

OF

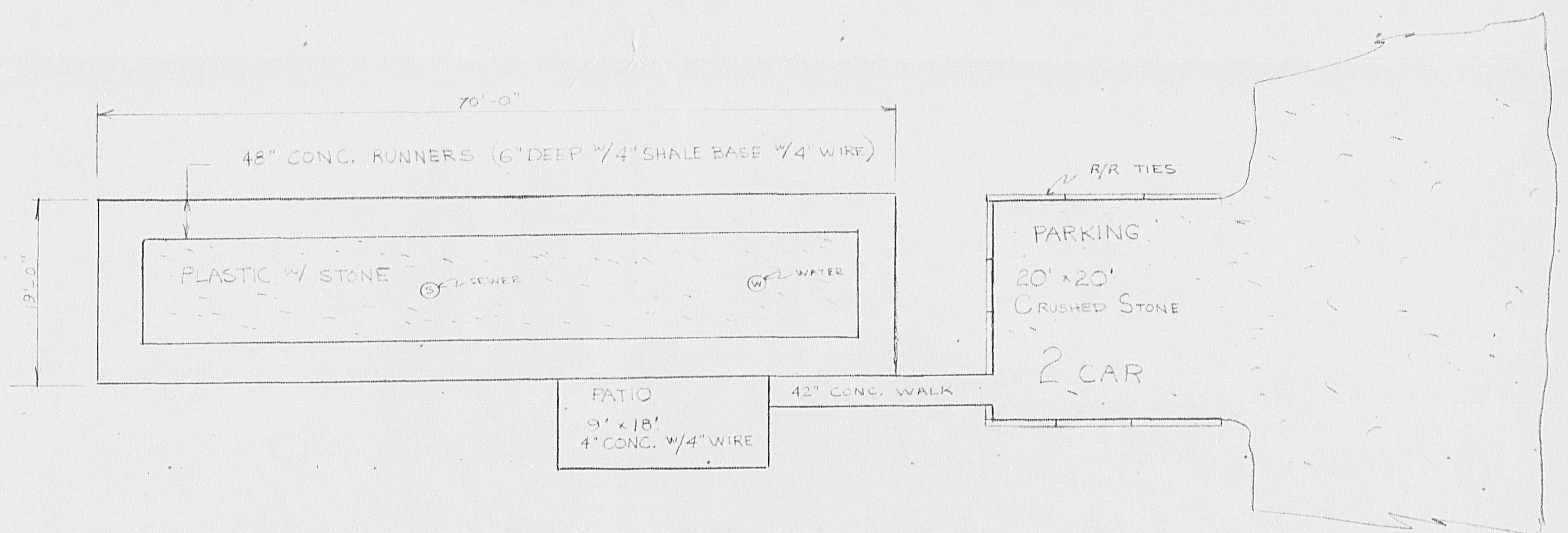
3





# SECTION A-A (ROAD CONST.)

SCALE: 1"=2'-0"



# DETAIL "X" (PAD LAYOUT)

SCALE 1"=10'-0"

**HUSTED & TOWNSEND PROPERTIES**

PROPERTY LOCATION:

RILEY RD, R.D. #2, NEW WINDSOR, N.Y.

**PROPOSED ALTERATIONS**

DATE: 6/10/78

DRAWN BY: R.Y.

DR. NO. 3 OF 3